

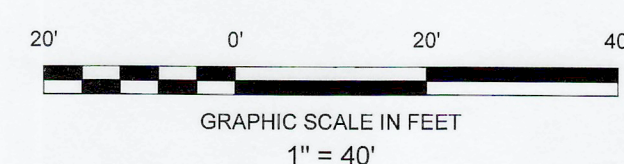
1. THIS PLAN IS TO BE USED FOR TITLE OR CONVEYANCE PURPOSE ONLY. PLAN MADE AS PER INSTRUCTIONS OF BENJAMIN & LISA MURPHY.
2. PARCEL ADDRESS: #62 AND #70 NORRISTOWN ROAD.
3. ATTENTION IS CALLED TO THE ZONING REQUIREMENTS IN THE EAST BENSALEM TOWNSHIP CODE AS AMENDED. PROPERTY IS ZONED AS R-2 (RESIDENTIAL DISTRICT).
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE REPORT AND IS SUBJECT TO THE FINDINGS THAT A VALID TITLE REPORT WOULD DISCLOSE.
5. SUBJECT PREMISES ARE NOT IN A FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE.
6. THE ADDRESSES SHOWN ON THIS PLAN ARE AS PER EXISTING DEEDS OR AS POSTED ON THE PREMISES. ADDRESSES FOR ANY NEWLY CREATED PARCELS ARE TO BE ASSIGNED BY THE OFFICE OF PROPERTY ASSESSMENT (OPA/BRT).
7. UPON THE FILING AND RECORDING OF A DEED WITH THE DEPARTMENT OF RECORDS OF THE TOWNSHIP OF UPPER DARBY, PREPARED IN ACCORDANCE WITH THIS PLAN, THE LINE SHOWN AS PROPOSED SHALL BECOME ACTUAL AND DECLARED.
8. A ZONING PERMIT IS REQUIRED FOR ANY PROPOSED CHANGES TO LOT LINES INCLUDING CONSOLIDATION OF EXISTING PARCELS.
9. PREMISE SHOWN HEREON HAS STREET FRONTAGE.
10. VERTICAL DATUM IS ASSUMED.
11. THE INFORMATION SHOWN ON THIS PLAN IS FOR THE ULTIMATE USER NAMED HERON AND IS NOT VALID TO ANY OTHER PARTIES. ANY ELECTRONIC REPRODUCTION OF THIS SURVEY AND PLAN IS TO BE FOR THE USE OF THE CLIENT ONLY. AQUA ECONOMICS IS NOT RESPONSIBLE FOR ANY DISCREPANCIES, WHICH MAY ARISE BY THE ELECTRONIC REPRODUCTION OF THE ORIGINAL FILE AND ANY FUTURE PARTIES UTILIZING SAID COPY DO HEREBY ASSUME AQUA ECONOMICS FROM ANY AND ALL CLAIMS FOR DAMAGES AS A RESULT OF SAID DISCREPANCIES.
12. COPYRIGHT 2022 - ALL RIGHTS RESERVED - AQUA ECONOMICS NO PART OF THIS PLAN MAY BE REPRODUCED, STORED IN AN INFORMATION STORAGE AND RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, OR BY ANY MEANS, ELECTRICAL, MECHANICAL, PHOTOCOPYING RECORDING OR OTHERWISE WITHOUT PRIOR WRITTEN PERMISSION OF AQUA ECONOMICS.

[illegible]

1. PLAN ENTITLED "HANOVER HILLS, INC. 70 & 78 NORRISTOWN ROAD, BLOCK 21 - UNITS 5 & 46, WHITPAIN TWP, MONTGOMERY CO, PA," PREPARED BY ROBERT E. BLUE, CONSULTING ENGINEERS, P.C., DATED AUGUST 12, 2002, LAST REVISED DECEMBER 16, 2002.
2. PLAN ENTITLED "PERMIT PLAN, PREPARED FOR BEN MURPHY, WHITPAIN TOWNSHIP, MONTGOMERY COUNTY, PA," PREPARED BY KENNETH C. SEELY, P.L.S., NOVEMBER 11, 2015, LAST REVISED NOVEMBER 20, 2015

DESCRIPTION	REQ'D	#62 NORRISTOWN RD 66-00-04660-00-8	#70 NORRISTOWN RD 66-00-04663-00-5	#78 NORRISTOWN RD 66-00-04666-00-2	#74 NORRISTOWN RD 66-00-04666-01-1
MINIMUM LOT AREA (SQ.FT.)	12,500	54,449.2	33,137.8	36,436.5	37,774.2
MINIMUM LOT WIDTH (FT.)	100 *	130.9	100.0	141.3	155.7
MAXIMUM IMPERVIOUS AREA (SQ.FT.)	LOT SPECIFIC ***	12,168.4	8,353.7	8,944.1	9,183.6
MINIMUM FRONT YARD (FT.)	50	50	50	50	50
MINIMUM SIDE YARD (FT.)	25	25	25	25	25
MINIMUM REAR YARD (FT.)	50	50	50	50	50
MAXIMUM BUILDING HEIGHT (FT.)	40	40	40	40	40

X = LOT AREA IN SQUARE FEET



SCALE: 1" = 40'	PROJECT ID: 62 NORRISTOWN RD (XC-S2R1)	SHEET: Sheet 1 of 2 Sheet size: 24" x 36"
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